

**From:** Ted Annis [<mailto:ted@annis.org>]

**Sent:** Tuesday, November 12, 2013 2:06 PM

**To:** Planning

**Subject:** D1/D2 Zoning Aberation re the South Main/Williams St D1 Zoning

Members of Planning Commission:

By this email, I point out again that the D1 zoning of the South side of Williams St ("the site") should be changed back to D2.

Why? Because of the following:

- On page 13 of the current Perdu report, it says "In the August 5 meeting, the general consensus was that the site should be rezoned to D2."
- On page 21 of the current Perdu report, it says "The site, if built out to its full potential under premiums, may not meet the intent of downtown zoning..."
- On page 23 of the current Perdu report, it says "While rezoning to D2 was the most popular option expressed..."
- On page 23 of the current Perdu report, same paragraph, it says "D2 would be inconsistent with development at the other three corners of the intersection..." This is incorrect and disingenuous. The corner has a gas station, a DTE surface parking lot next to the two-story Edison building, a City surface parking lot, and a four-story office building. South of the gas station (where I live) is the 122 ft DTE building, zoned PUD.
- An examination of the zoning on page 20 of the current Perdu report shows a uniform use of D2 on the South side of Williams St. with the notable exception of the large protruding parcel in question (the site).

Ted Annis  
414 South Main, #808  
Ann Arbor